

Chapter 20.90

INDUSTRIAL PARK (IP)

Sections:

~~20.90.010 — INTENT.~~

~~20.90.020 — OUTRIGHT PERMITTED USES.~~

~~20.90.040 — CONDITIONAL USES.~~

~~20.90.060 — DEVELOPMENT STANDARDS.~~

~~20.90.070 — DESIGN STANDARDS.~~

~~20.90.080 — PARKING REQUIREMENTS.~~

~~20.90.090 — LANDSCAPING REQUIREMENTS.~~

~~20.90.100 — SIGNS STANDARDS.~~

~~20.90.010 INTENT.~~

~~The intent of the industrial park (IP) zone is to provide an environment for and conducive to a broad range of existing and future light industrial, office and large retail uses. The industrial park (IP) zone ensures a well-planned complex with attention to landscaping and architectural features. Site design in the industrial park (IP) zone ensures compatibility with neighboring less intense uses, and provides a high-quality environment for the conduct of business.~~

~~20.90.020 OUTRIGHT PERMITTED USES.~~

~~The following uses are permitted outright:~~

- ~~(a) — Automobile service and repair;~~
- ~~(b) — Car wash;~~
- ~~(c) — Community facility;~~
- ~~(d) — Day care facility;~~
- ~~(e) — Drive-through facility;~~
- ~~(f) — Entertainment uses;~~
- ~~(g) — Finance, insurance and real estate;~~
- ~~(h) — Gas station;~~
- ~~(i) — General and large retail;~~
- ~~(j) — General office and business services;~~
- ~~(k) — Kennel;~~
- ~~(l) — Light industrial/manufacturing;~~
- ~~(m) — Medical office;~~
- ~~(n) — Nursery and greenhouse;~~
- ~~(o) — Outdoor athletic field and sports complex;~~
- ~~(p) — Outdoor storage;~~
- ~~(q) — Physical fitness and health club;~~
- ~~(r) — Public administration;~~
- ~~(s) — Recycling collection station;~~
- ~~(t) — Restaurant;~~
- ~~(u) — Schools and education uses;~~
- ~~(v) — Transportation facility;~~
- ~~(w) — Veterinary clinic;~~
- ~~(x) — Warehousing;~~
- ~~(y) — Wireless telecommunications facility per BMC 20.46.140;~~
- ~~(z) — Worship and religious facility.~~

~~20.90.040 CONDITIONAL USES.~~

~~The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:~~

~~(a) Heavy industrial/manufacturing, provided:~~

- ~~(1) The applicant can demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. Unkempt or unsightly storage, refuse, yard, or equipment areas are elements with potential to negatively impact visual character;~~
- ~~(2) No odor, dust or smoke byproduct will be clearly detectable on any abutting commercial or residential lot;~~
- ~~(3) All standards of the noise levels ordinance, Chapter 6.32 BMC, are met;~~
- ~~(4) No unshielded light or glare will be visible during periods of darkness in a residential zone.~~

~~20.90.060 DEVELOPMENT STANDARDS.~~

~~Lot development requirements shall be in accordance with the following standards unless allowed for by law otherwise:~~

- ~~(a) Minimum front yard setback: fifteen (15) feet, except twenty (20) feet from residentially zoned lots including residentially zoned lots across a public right-of-way from the IP zone.~~
- ~~(b) Minimum side yard setback: ten (10) feet, except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).~~
- ~~(c) Minimum rear yard setback: ten (10) feet, except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).~~
- ~~(d) Maximum building height: fifty (50) feet; provided, that where abutting a residential zone, structures shall be set back one (1) additional foot for each additional foot of height above thirty-five (35) feet.~~
- ~~(e) Maximum building coverage: eighty-five (85) percent, provided all setbacks and landscape requirements are met.~~
- ~~(f) Maximum development coverage: eighty-five (85) percent, provided all setbacks and landscape requirements are met.~~

~~20.90.070 DESIGN STANDARDS.~~

~~Development in the industrial park zone shall meet the following standards:~~

- ~~(a) Outdoor storage areas shall be screened from all adjacent property lines with one (1) of the following types:
 - ~~(1) A solid view-obscuring fence or wall at least eight (8) feet in height;~~
 - ~~(2) A densely planted, view-obscuring evergreen shrub or hedge at least eight (8) feet in height, and thirty (30) inches in depth;~~~~
- ~~(b) Outdoor storage of materials exceeding fifteen (15) feet in height shall not be located within thirty-five (35) feet of any property line.~~
- ~~(c) Drive-through facilities and drive-through lanes shall be accessed from the rear of a site and run along an interior lot line or building elevation.~~

~~20.90.080 PARKING REQUIREMENTS.~~

~~Parking shall meet the standards of Chapter 20.48 BMC.~~

~~20.90.090 LANDSCAPING REQUIREMENTS.~~

~~Landscaping shall meet the standards of Chapter 20.50 BMC.~~

~~20.90.100 SIGNS STANDARDS.~~

~~Signs shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.~~

